

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

265/226 Bay Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$380,000

&

\$415,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Sandringham

Period - From

17/03/2024

to

16/03/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	313/216 Bay Rd SANDRINGHAM 3191	\$410,000	21/02/2025
2	333/222 Bay Rd SANDRINGHAM 3191	\$417,500	07/12/2024
3	360/226 Bay Rd SANDRINGHAM 3191	\$400,000	06/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/03/2025 10:20

265/226 Bay Road, Sandringham Vic 3191

Ami Russell
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1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$380,000 - \$415,000
Median Unit Price
17/03/2024 - 16/03/2025: \$655,000

Comparable Properties



313/216 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$410,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment



333/222 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$417,500
Method: Private Sale
Date: 07/12/2024
Property Type: Apartment



360/226 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$400,000
Method: Private Sale
Date: 06/11/2024
Property Type: Apartment

Account - Jellis Craig



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